

PLANNING COMMISSION MINUTES
REGULAR MEETING
JULY 20, 2015 – 5:00 PM

PRESENT: Chairman Dev Sookram, Commissioners, Brian Fagen, Brad Fooker, Marty Gifford, Mitch Sawyer, and Tom Winter, Planning Director, Troy Anderson, Chief Building Inspector, Don Simon and City Engineer, Justin Zetterman

ABSENT: Commissioners Amber Barton, Mike Emanuel, and Brian Wiese.

1. Call to Order. Chairman Sookram called the meeting to order at 5:00 p.m.
2. Roll Call. A roll call showed six (6) members present and three (3) absent – a quorum was established.

Chairman Sookram then read the following statement: This meeting was preceded by publicized notice in the Fremont Tribune, the agenda displayed in the lobby of the Municipal Building and posted online at www.fremontne.gov in accordance with the Nebraska open meetings act, a copy of which is posted continually in the council chambers for public inspection and said meeting is open to the public. A copy of the agenda was also kept continually current and available to the public in the principle office of the Department of Planning, 400 East Military Avenue. The Planning Commission reserves the right to adjust the order of items on this agenda. This meeting is hereby declared to be duly convened and in open session.

3. Minutes of the June 15, 2015, Regular Meeting.

Chairman Sookram read the item into the record. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Fooker, and seconded by Commissioner Sawyer, to dispense with the reading of the minutes and approve the minutes as provided. A roll call vote showed all members present voting aye – the motion carried unanimously.

4. Public comment period.

Chairman Sookram opened the floor to public comments.

Hearing none, Sookram closed the floor and proceeded onto the regular agenda.

5. Consider a request of Pete Rix, owner of approximately 32.0 acres located at 1762 Hills Farm Road, for approval of a Zoning Change from GI General Industrial to AG Agricultural.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public hearing. Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Sawyer, and seconded by Commissioner Gifford, to recommend approval of the zoning change. A roll call vote showed all members present voting aye – the motion carried unanimously.

6. Consider a request of Dan Martinez, on behalf of Amoco Fuel Express, LLC, owner of approximately 2.9 acres located at 1305 East Morningside Road, for approval of a Final Plat to be known as The Island Subdivision, Dodge County, Nebraska.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public comment. Hearing none, Sookram closed the floor to public comment and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Fooker, and seconded by Commissioner Fagan, to recommend approval of the plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

7. Consider a request of Dan Martinez, on behalf of International Spices, LTD, owner of approximately 10.0 acres located at 1040 Lucius Road, for approval of a Final Plat to be known as Hochstein Subdivision, Dodge County, Nebraska.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public comment. Hearing none, Sookram closed the floor to public comment and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Sawyer, and seconded by Commissioner Fagan, to recommend approval of the plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

8. Consider a request of Stephen W. Dodd, on behalf of Charles H. Diers, LLC, owner of approximately 1.8 acres located at 3260 East Elk Lane, for approval of a Replat of Lot 2, being a Replat of Lots 1 and 2, Block 2, Diers Second Addition, Dodge County, Nebraska.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public comment. Hearing none, Sookram closed the floor to public comment and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Gifford, and seconded by Commissioner Sawyer, to recommend approval of the plat. A roll call vote showed all members present voting aye – the motion carried unanimously.

9. Review and consider amendments to Article 2 of the draft Unified Development Ordinance.

Planning Director Anderson introduced a semi-final draft of revisions associated with Article Two of the draft Unified Development Ordinance (UDO) including:

- Striking redundant language, particularly subsection 15-202.C. referring to Permitted, Limited, Conditional and Prohibited Uses; and
- Conditionally permitting uses that are not specifically listed rather than prohibiting them; and

- Striking the AG Agricultural zoning district and combining it with RR Rural Residential, creating one (1) R Rural zoning district designation; and
- Striking all NC Neighborhood Conservation zoning district designation and references; and
- Revising the GR General Residential zoning district designation to read AUR Auto-Urban Residential to coincide with the Comprehensive Plan; and
- Striking the HR High Density Residential zoning district and combining it with the UR Urban Residential zoning district designation; and
- Creating an AV Aviation zoning district; and
- Expanding CU Campus/University zoning district regulations to include all public and private educational facilities; and
- Revising the PU Public Use zoning district designation to read PO Parks and Open Space to differentiate between land uses regardless of owner/operator; and
- Creating a PD Planned Development zoning district; and
- Striking redundant language and reorganizing various subsections for ease of reference; and
- General word-smithing.

Hearing no comments, Chairman Sookram concluded discussion of the item and proceeded to the next item on the agenda.

10. Review and consider amendments to Article 3 of the draft Unified Development Ordinance.

Planning Director Anderson introduced proposed amendments to Article Three of the draft Unified Development Ordinance (UDO) including:

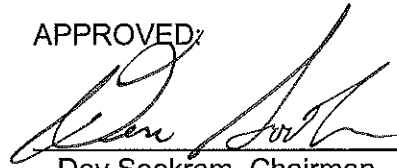
1. Adding language regarding Permitted, Limited, Conditional and Prohibited Uses; and
2. Amending various land uses identified in the Land Use Tables and whether they are permitted by right, limited, conditionally permitted or prohibited; and
3. General word-smithing.

During the presentation, Anderson requested specific feedback relating to certain institutional uses whereby the Commission responded that Staff should take a conservative approach to land use allocation.

Hearing no further comments, Chairman Sookram concluded discussion of the item and proceeded to the next item on the agenda.

Hearing no further business, Chairman Sookram adjourned the meeting at 5:45 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director